162.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,900 / 806,900
					USE VALUE:	806,900 / 806,900
					ASSESSED:	806,900 / 806,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARADISE EMILY
Owner 2:	FRANZEN ARNE
Owner 3:	
Street 1:	81 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARADISE EMILY -
Owner 2:	FRANZEN ARNE -
Street 1:	81 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,598 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 1779 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11598.000	263,700	5,600	537,600	806,900
Total Card	0.266	263,700	5,600	537,600	806,900
Total Parcel	0.266	263,700	5,600	537,600	806,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.57 | /Parcel: 453.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107994
GIS Ref:
GIS Ref:
Insp Date: 06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,700	5600	11,598.	537,600	806,900	806,900	Year End Roll	12/18/2019
2019	101	FV	228,900	5600	11,598.	537,600	772,100	772,100	Year End Roll	1/3/2019
2018	101	FV	207,900	5600	11,598.	476,100	689,600	689,600	Year End Roll	12/20/2017
2017	101	FV	207,900	5600	11,598.	399,300	612,800	612,800	Year End Roll	1/3/2017
2016	101	FV	207,900	5600	11,598.	399,300	612,800	612,800	Year End	1/4/2016
2015	101	FV	202,600	5600	11,598.	345,600	553,800	553,800	Year End Roll	12/11/2014
2014	101	FV	202,600	5600	11,598.	334,100	542,300	542,300	Year End Roll	12/16/2013
2013	101	FV	202,600	5600	11,598.	317,900	526,100	526,100		12/13/2012

!12645!

PRINT

Date	Time
12/11/20	02:42:59

LAST REV

Date	Time
09/04/19	08:49:02
danam	

PAT ACCT. 12645

USER DEFINED

Prior Id # 1:	107994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE TERESA	31093-183		1/22/2000	Family	385,000	No	No		
	8616-363		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	480	Alterati	500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	345	PATRIOT
4/10/2001	Inspected	PM	Peter M
4/1/2000	MLS	MM	Mary M
12/16/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11598		Sq. Ft.	Site		0	70.	0.66	8									537,557						537,600	

Total AC/HA: 0.26625 | Total SF/SM: 11598 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 537,557 | Spl Credit | Total: 537,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29955149
Const Adj.:	0.98549062
Adj $ / SQ:	160.087
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382207
Depreciation:	118484
Depreciated Total:	263723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

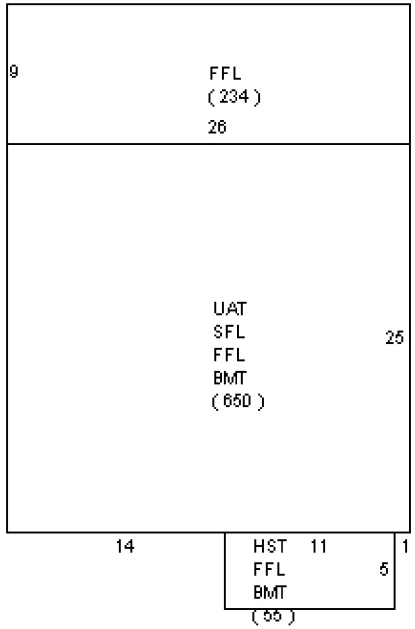
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.09
Special Features:	0	Val/Su Net:	106.16
Final Total:	263700	Val/Su SzAd	163.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	939	160.090	150,322
BMT	Basement	705	48.030	33,858
SFL	Second Floor	650	160.090	104,057
UAT	Upper Attic	163	89.650	14,568
HST	Half Story	28	160.090	4,402

Net Sketched Area:	2,484			Total:	307,207
Size Ad	1616.5	Gross Are	2999	FinArea	1779

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1932	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101			500			500

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600